



## 25 Grand Mill 132, Sunbridge Road Bradford, BD1 2PF

FOR SALE BY SHARPES PROPERTY AUCTIONS, ONLINE TRADITIONAL AUCTION TO BE HELD ON THURSDAY 9TH OF APRIL 2025 AT 12PM. INVESTMENT OPPORTUNITY. An ideal investment opportunity to purchase a fourth floor en-suite pod style bedroom with a shared kitchen and living area. The property can achieve a high yield when let. A three piece shower room complements the bedroom. Electric heating and available with vacant possession. Situated close to both Bradford University and amenities & facilities within the city centre itself.

- INVESTMENT OPPORTUNITY
- EPC-EXEMPT, TENURE- LEASEHOLD, COUNCIL TAX A
- COMMUNAL KITCHEN FACILITY
- VACANT CITY CENTRE POD STYLE UNIT
- BEDROOM, ENSUITE
- CLOSE TO AMENITIES

**Auction Guide Price - £10,000**

### Communal Entrance

Accessed via a keypad security system, the communal door leads into the hallway with a staircase to all floors.

### Pod Accommodation

This development contains rooms within 2, 3, 4 and 5 bedroom apartments with all bills included\*. Available for students and professionals alike each open plan kitchen includes a high spec fully integrated kitchen with an open plan living room. Each bedroom either has an en-suite or a spacious shared bathroom. Also located on the basement floor is a laundry room with access to washing machines and tumble dryers, as well as a bike store.

These apartments are located close to the Foster Square Train Station giving direct access to Leeds in under half an hour. The Alhambra Theatre, Broadway Shopping Centre and some of the nation's best curry houses are all in the centre of Bradford and within walking distance!

### Bedroom

11'5" x 6'6"

With double glazed window, wall mounted electric heater, intercom.

### Ensuite Shower Room

5'10" x 3'3"

Having a three piece suite comprising of shower, w.c and sink.

### Communal Kitchen/Lounge

Incorporating a range of modern high gloss kitchen units.

### Brochure Prepared

13/03/2026

### Solicitor

Waterstones Solicitors

Ref- Akash Hussain

### Auctioneers Notes

Please be aware that the photos are from the initial marketing of the development and are for illustrative purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

**Guide Price:** An indication of the seller's current minimum acceptable price auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

**Reserve Price:** The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

### MONEY LAUNDERING REGULATIONS 2003

Indenting purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before traveling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from agents.